047.0	0007	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,600 / 772,600
					USE VALUE:	772,600 / 772,600
					ASSESSED:	772,600 / 772,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		HAMLET ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALLAHAN PATRICIA A	
Owner 2:		
Owner 3:		
Street 1:	78 HAMLET ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	CALLAHAN FRANCIS X--ETAL -
Owner 2:	CALLAHAN PATRICIA A -
Street 1:	78 HAMLET ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,270 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Wood Shingle Exterior and 1771 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6270.000	286,100		486,500	772,600
Total Card	0.144	286,100		486,500	772,600
Total Parcel	0.144	286,100		486,500	772,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.37 | /Parcel: 436.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	33804
GIS Ref	
GIS Ref	
Insp Date	11/27/18

!4033!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0007-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,200	0	6,270.	486,500	772,700	772,700	Year End Roll	12/18/2019
2019	101	FV	218,900	0	6,270.	516,900	735,800	735,800	Year End Roll	1/3/2019
2018	101	FV	218,900	0	6,270.	377,000	595,900	595,900	Year End Roll	12/20/2017
2017	101	FV	218,900	0	6,270.	328,400	547,300	547,300	Year End Roll	1/3/2017
2016	101	FV	218,900	0	6,270.	279,700	498,600	498,600	Year End	1/4/2016
2015	101	FV	210,500	0	6,270.	273,600	484,100	484,100	Year End Roll	12/11/2014
2014	101	FV	210,500	0	6,270.	225,000	435,500	435,500	Year End Roll	12/16/2013
2013	101	FV	210,500	0	6,270.	214,100	424,600	424,600		12/13/2012

PRINT

Date	Time
12/10/20	19:07:34

LAST REV

Date	Time
04/09/19	15:26:04
apro	
4033	

USER DEFINED

Prior Id # 1:	33804
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12709-477		10/3/1974		38,000	No	No		Francis X Callahan d.o.d. 5/16/2012 Bk 65351

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2008	460	New Wind	9,582	C		G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
4/17/2009	Meas/Inspect	372	PATRIOT
3/27/2000	Inspected	276	PATRIOT
3/9/2000	Measured	263	PATRIOT
8/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6270		Sq. Ft.	Site		0	80.	0.97	1									486,482						486,500	

Total AC/HA: 0.14394 | Total SF/SM: 6270 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 486,482 | Spl Credit | Total: 486,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.30298495
Const Adj.:	0.98990101
Adj $ / SQ:	174.127
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	414628
Depreciation:	128535
Depreciated Total:	286093

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

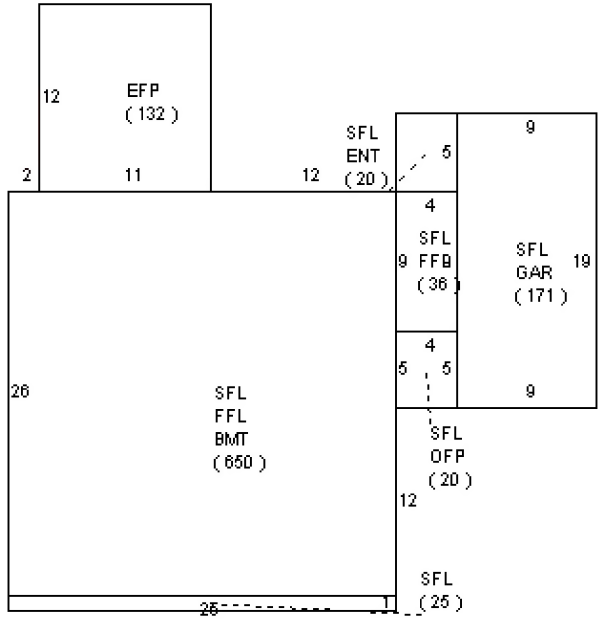
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	174.13
Special Features:	0	Val/Su Net:	110.00
Final Total:	286100	Val/Su SzAd	177.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	922	174.130	160,545
FFL	First Floor	686	174.130	119,451
BMT	Basement	650	60.730	39,472
GAR	Garage	171	29.320	5,014
EFP	Enclos Porch	132	47.370	6,252
ENT	ENTRY	20	26.130	523
OFP	Open Porch	20	43.560	871
	Net Sketched Area:	2,601	Total:	332,128
Size Ad	1608	Gross Are	2601	FinArea 1771

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

047.0-0007-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	